

NOTES

- 1. TAX MAP: 50-4-15-0073
- 2. ZONE: R-4 (RESIDENTIAL 4 DU/AC)
- 3. <u>LOT AREA:</u> 10,023 SF (0.2301 ACRE)
- 4. REQUIRED YARDS (CORNER LOT):
 FOR SINGLE FAMILY DETACHED DWELLINGS IN THE R-E THROUGH R-8 DISTRICTS THE MINIMUM REQUIRED REAR YARD ON A CORNER LOT MAY EQUAL BUT SHALL NOT BE LESS THAN THE MINIMUM SIDE YARD REQUIREMENT FOR THE DISTRICT. FRONT:

30.0 FEET 10.0 FEET

SIDE:

DWELLING 15.4 FEET 11.4 FEET SHED ABOVE GROUND POOL = 03.5 FEET 03.9 FEET CHAIN LINK FENCES 03.5 FE€T 06.1 FEET VINYL FENCES 12.0 FE£T FRONT OP (MID-POINT) = 08.7 FEET REAR OP (MID-POINT) =

- 6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- 7. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
- 8. ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.
- 9. THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
- 10. TOPOGRAPHY HEREON IS RELATIVELY FLAT, IS TAKEN FROM AVAILABLE RECORDS, AND IS AERIAL.
- 11. THIS PROPERTY IS IN ZONE AE OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 515525 0087 D REVISED MARCH 5, 1990.

12. <u>AREAS:</u>

= 1,107 SFFIRST FLOOR = 460 SF SECOND FLOOR EX GROSS FLOOR AREA = 1,567 SF

EX FLOOR AREA RATIO: EX GFA (1567) / LOT AREA (10023)

13. REAR YARD COVERAGE: REAR YARD = 419 SQUARE FEET REAR YARD IMPERVIOUS COVERAGE = 98 SQUARE FEET. REAR YARD COVERAGE = 0.23

Application No. 5P 2011-PR-001 Approved Chairman, Board of Zonlag Appeals

> PLAT SHOWING THE IMPROVEMENTS ON LOT 73, SECTION TWO

CITY PARK HOMES (DEED BOOK 413, PAGE 388)

FAIRFAX COUNTY, VIRGINIA PROVIDENCE DISTRICT SCALE: 1'' = 10'

DECEMBER 29, 2009 MARCH 01, 2011 (NOTE #13) MARCH 11, 2011 (FENCE DETAIL)

ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

12/29/2009 GEORGE M. O'QUINN A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.

CASE NAME: GERTRUDE M. JENKINS

®DOMINION Surveyo 8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX: 703-799-6412

CASE NAME: JENKINS